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MATTER 6 – GENERAL DEVELOPMENT  
**FYLDE COUNCIL LOCAL PLAN 2011-2032**  
**EXAMINATION HEARING STATEMENT**

on behalf of

**BAE SYSTEMS**

REP NO. 2

**Cass Associates**

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## Document Control

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# 1 Introduction

- 1.1 Cass Associates have represented BAE Systems in relation to its landholdings at Warton Aerodrome throughout the local plan process. As well as making formal representations during the various consultation stages of the plan Cass Associates submitted representations on the Publication Version Local Plan in September 2016. We acknowledge that previous representations will be taken into account by the Inspector.
- 1.2 This Hearing Statement relates to Matter 6 – General Development and in particular Policy GD1 - ‘Settlement Boundaries’ and Issue 26.

## 2 Matter 6 – General Development; Policy GD1 ‘Settlement Boundaries’ – Issue 26

26. Policy GD1 refers to development being focussed on previously developed land within and immediately abutting the existing settlements. Does this relate to allocated sites and if so are the settlement boundaries drawn around them? Are the boundaries around each settlement justified?

- 2.1 This statement deals with the final question of issue 26. In respect of Warton we do not consider the settlement boundary is appropriate and justified when based on the relevant evidence.
- 2.2 Paragraph 6.9 states that ‘sustainable development is at the heart of planning. Within Fylde, it has a role in reinforcing the distinction between urban and rural, ... and enabling the economic and social growth of the key settlements’. The paragraph ends by stating that the proposed settlement hierarchy (at Policy S1) provides the basis for sustainable communities.
- 2.3 Paragraph 8.1 of the Fylde Council Local Plan (FCLP) states that the existing settlement boundaries as defined in the Fylde Borough Local Plan (As Altered) October 2005 (FBLP) will in most cases continue to be most appropriate. The settlement boundaries within the FBLP relate to the settlement hierarchy established in the Lancashire Structure Plan Review 1991–2006 (LSP). This was superseded by the Replacement Joint Structure Plan 2001–2016 (adopted March 2015) which was itself superseded by the now revoked North West of England Regional Spatial Strategy to 2012 (adopted October 2008).
- 2.4 Although the settlement hierarchy was established by the LSP the boundaries to the settlements within the borough of Fylde were identified within the FBLP. We do not have an issue with the identification of Warton as a Local Service Centre and indeed support this designation within the settlement hierarchy.
- 2.5 Settlement boundaries incorporate housing, employment, retail and associated services. The Plan’s main strategy seeks to direct new development and investment within the identified settlements. The northern area of Warton Aerodrome site, designated as an EZ, is currently located outwith the settlement boundary. This is incompatible with the objectives of the Plan and incoherent to the settlement hierarchy and strategy.
- 2.6 In addition there appears to be an inconsistency in how the Council has dealt with other employment sites at the edge of settlements within the Borough. The following sites are all designated as employment sites, are located adjacent to the settlement but are located within the settlement boundary on the Policies Map:
  - Lidun Park Industrial Estate, Boundary Road, Lytham St Annes
  - Queensway Industrial Estate, Scafell Road, Lytham St Annes
  - Lytham Docks, Dock Road, Lytham St Annes
  - Brook Mill estate, Station Road, Wrea Green
  - Whitehills Business Park, Annes Way, Blackpool

- Blackpool Airport (and EZ), Squire Gate Lane, Blackpool

2.7 In our opinion, the northern portion of the Warton Aerodrome and EZ should be included within the Warton settlement boundary. This would ensure that employment opportunities within Warton are properly accounted for within the Local Service Centre. In addition Warton will be able to provide for future development needs in the future. Furthermore, the Plan would be consistent in its treatment of employment land located at the edge of settlements within the Borough. This would ensure that the plan is positively prepared and justified.